

**TOWN OF ARLINGTON
MINUTES OF THE PERMANENT TOWN
BUILDING COMMITTEE MEETING
TUESDAY, NOVEMBER 1, 2016**

Location: Community Safety Building

Present: John Cole, Chairman
Adam Chapdelaine
Allen Reedy
John Maher
Bob Jefferson
Ruthy Bennett
Brett Lambert

Guests: Rob Juusola, NV5
Lee Rich, DRA
Eric Ammondson, Ammondson Associates
Brian DeFilippis, PMA
Regan Shields, Feingold Alexander Associates
Fred Ryan, Chief of Police
J. Flaherty, Captain of Police
Michael Hanna, Principal of Stratton School
Michael Rademacher, Director of Public Works

Absent: Diane Johnson
Bill Hayner

The meeting was convened at 7:00 P.M. at the Community Safety Building and commenced with a tour conducted by Chief of Police, Fred Ryan, and Captain Flaherty. It was a consensus of the members that the building was exceptional and all were pleased with the successful completion of the project. Chief Ryan pointed out changes and new features of the building, which would facilitate better police services to the Town. Chief Ryan and Captain Flaherty thanked the Committee for its efforts on behalf of the Police Department

The meeting reconvened in the second floor meeting room of the Community Safety Building.

COMMUNITY SAFETY BUILDING

Items discussed:

1. COPS.

Mr. Ammondson presented the following COP's for review and approval: Nos. 70, 181, 185R, 186R, 188, 189, 191, and 192. The total amount of these COPs is \$25,058, and the Committee unanimously approved payment on a motion by Jefferson, seconded by Maher. Ammondson will include these in Change Order No. 19.

2. Application for Payment #15.

EAC submitted the application without making all of the changes agreed to in the review meeting earlier in the day. Mr. Ammondson requested the Committee's approval in the full amount requested as a not-to-exceed amount. Mr. Ammondson will review the application and

annotate it based upon the agreed amounts to be withheld, sign it and forward it to Chapdelaine for his signature and processing. The Committee unanimously approved a motion in agreement with this request not to exceed \$371,310.25.

3. Next meeting was not discussed.

Lastly, as potentially his last PTBC meeting, Ammondson expressed his heartfelt appreciation to all of the present and former PTBC members he has worked with for these many years. He stated that Arlington is incredibly fortunate to have this dedicated group of citizens who tirelessly volunteer to oversee and direct the Town's building projects. He has worked in many towns over his 30-plus years of practice, and Arlington stands out as the best. There had been numerous difficult issues with this project, but he said that he always felt that the Committee acted fairly, astutely and in the Town's best interest. The Town is so well-represented by each and every Committee member and, in particular, its chair, the Town Manager and Town Counsel. He will both miss the meetings, but is also very thankful that they are over! He also hopes that he will see the members again around the town.

DEPARTMENT OF PUBLIC WORKS

The Committee members reviewed the Consultant's Report, which outlined the deficiencies of the current DPW yard on Grove Street. The Committee discussed the report with the assistance of Mr. Rademacher. On a motion by Jefferson, seconded by Chapdelaine, it was unanimously voted to draft a Request for Proposals for an Owners Project Manager.

STRATTON SCHOOL

Mr. Juusola handed out the recent report on the progress of the work. He indicated that various trades and work is being performed: HVAC, fire protection, roof work, and new stairway rails. The current contingency amounts are \$1,289,000 for owner's contingency and construction contingency in the amount of \$454,573.

Pay requisition #6 in the amount of \$678,168.90 was unanimously approved on a motion by Chapdelaine, seconded by Jefferson.

THOMPSON SCHOOL

Mr. Chapdelaine and the Chairman met with the low bidder, who has been awarded the contract, to go over the negative feedback that the Town had received about some of their prior work. Mr. Chapdelaine reported that there was an increased level of comfort after the meeting was held.

GIBBS SCHOOL

The two construction companies still in the running are Shawmut and Rich. There was a discussion concerning certain proprietary items. Regan Shields reviewed certain guiding principles that would govern the project and provided drawings of the layout of the building.

HOUSEKEEPING

On a motion by Reedy, seconded by Lambert, the minutes of the October 18th meeting were unanimously approved.

INVOICES

On a motion by Chapdelaine, seconded by Lambert, the following invoices were unanimously approved:

Community Safety Building

1. Union Office Interiors in the amount of \$104,689.00.

Thompson School

2. PMA for October work in the amount of \$7,320.

Stratton School

3. G&R Construction for Pay Requisition in the amount of \$678,168.90;
4. NV5 for OPM Services in October in the amount of \$21,000;
5. DRA for services in October in the amount of \$14,220;
6. Insight Investments for the modular lease through Dec. 2016 in the amount of \$121,455.33;
7. A-1 Exterminators for pest management in the amount of \$939.72; and
8. Horizon Engineering for Commissioning Agent Services in the amount of \$562.50.

Gibbs School

9. Feingold Alexander for design services in October in the amount of \$41,250; and
10. NV5 for OPM Services in October in the amount of \$16,500.

Whereupon a motion was made by Reedy, seconded by Maher, to adjourn at 9:12 PM, and it was unanimously voted.

Respectfully submitted

John F. Maher, Clerk Pro Tem